

021.0

Map

0002

Block

0004.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,392,800 /

USE VALUE: 1,392,800 /

ASSESSED: 1,392,800 /

Total Card /

Total Parcel

1,392,800

1,392,800

1,392,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		SPY POND PKWY, ARLINGTON

OWNERSHIP

Owner 1:	CHHABRA SAMIT & ANN M			
Owner 2:				
Owner 3:				
Street 1:	26 SPY POND PKWY			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	KARRAS JOHN N -		
Owner 2:	KELLAR AMANDA M -		
Street 1:	26 SPY POND PKWY		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .229 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Clapboard Exterior and 2670 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9970		Sq. Ft.	Site		0	85.	0.94	2			Water F	30					794,601						794,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9970.000	598,200		794,600	1,392,800
Total Card	0.229	598,200		794,600	1,392,800
Total Parcel	0.229	598,200		794,600	1,392,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	521.65	/Parcel:	521.65

Legal Description

User Acct

14362

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

021.0-0002-0004.0

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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	598,200	0	9,970.	794,600	1,392,800		Year end	12/23/2021
2021	101	FV	580,200	0	9,970.	794,600	1,374,800		Year End Roll	12/10/2020
2020	101	FV	579,900	0	9,970.	794,600	1,374,500	1,374,500	Year End Roll	12/18/2019
2019	101	FV	511,500	0	9,970.	870,100	1,381,600	1,381,600	Year End Roll	1/3/2019
2018	101	FV	525,500	0	9,970.	553,700	1,079,200	1,079,200	Year End Roll	12/20/2017
2017	101	FV	420,400	0	9,970.	506,200	926,600	926,600	Year End Roll	1/3/2017
2016	101	FV	342,700	0	9,970.	411,300	754,000	754,000	Year End	1/4/2016
2015	101	FV	212,800	0	9,970.	411,300	624,100	624,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARRAS JOHN N,	62470-520		8/16/2013		765,000	No	No		
ELLIS GEORGE S/	55561-77		10/8/2010	Change>Sale	547,000	No	No		
ELLIS GEORGE C-	46081-599		9/14/2005	Family		1	No	No	
	21310-434		7/1/1991			1	No	No	F

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2016	831	Heat App	9,700	C				HVAC 2nd FI
2/2/2016	138	Addition	247,355	C				2nd story addition
11/24/2010	2340	Manual	37,975					GAR TO FLA

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	Meas/Inspect	BS	Barbara S
1/27/2017	Meas/Inspect	DGM	D Mann
1/26/2017	Left Notice	DGM	D Mann
1/26/2017	Permit Visit	DGM	D Mann
5/11/2009	Measured	372	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
8/23/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

